

Vancouver Housing Authority- Weaver Creek Commons

Clark County HB 1406 Funds Application

Project Description

The Vancouver Housing Authority is requesting HB 1406 funds for the development of our Weaver Creek Commons project. The new affordable housing project will introduce 100 units to Battle Ground in the greater central Clark County area. The project site is located just three blocks from the City's downtown corridor, providing easy access to employment opportunities, transit, grocery stores, parks, a community center, a library, and other community amenities. Construction is expected to start in the Fall of 2024.



Weaver Creek Commons will consist of a 4-story, elevator-operated building with a mix of studios, 1-bedrooms, and 2-bedrooms. Additionally, the building provides a bicycle parking room, central laundry, on-site staff offices, and a community room with computers and a warming kitchen. Outside of the building, residents can utilize the on-site patio space, play area, community garden beds, and a walking path. The amenities have been designed to meet the priorities of the tenants, encourage healthy behaviors, and take advantage of the natural beauty of the site.

The Clark County HB 1406 funds will be used to pay for construction activities for the project. More specifically, the funds will allow us to provide specialized design features in the units set aside for people with intellectual and developmental disabilities, such as dimmable lighting and soundproofing measures. Additionally, as the City of Battle Ground has limited resources to leverage for this project, the HB 1406 funds are critical to showing local support and filling the project's remaining financial gap.

Population

Weaver Creek Commons will serve low-income residents, including households exiting homelessness and people with intellectual and developmental disabilities (I/DDs). All units will be income-restricted to households earning 60% or less of the area median income. As the residents exiting homelessness and residents with I/DDs are expected to be very low-income, we plan to provide rental assistance to further subsidize the rents of these units. These residents will be referred to the project by the Battle Ground Education Foundation and PeaceNW.



All residents will have access to an on-site resident services coordinator. The coordinator will provide resource and benefit navigation services as well as community building activities. Residents exiting homelessness and residents with I/DDs will have additional case management services provided through the referral partners.

Budget

The Vancouver Housing Authority is requesting that Councilors consider committing **\$1 million** in HB 1406 funds to Weaver Creek Commons, or approximately \$10,000 per unit. The Council previously committed ~\$200,000 to VHA for this project over the past couple of years. However, as aforementioned, additional funds are needed to cover increased costs related to design features incorporated to serve residents with I/DDs. Below is a breakdown of the budget.

Weaver Creek Commons Budget 11.9.2023		
Source	Amount	Status
4% Low Income Housing Tax Credit Equity	\$13,533,981	Will Apply for 2/15/23
State - Housing Trust Fund	\$5,000,000	Application Pending
Tax Exempt Bond	\$9,550,000	Reserved 2024 Bond Cap
Vancouver Housing Authority Loan	\$7,108,290	N/A
Deferred Developer Fee	\$1,400,000	N/A
Clark County HB 1406 Funds	\$1,000,000	Application Pending
Clark County HB 1406 Funds	\$204,343	Committed
HOME	\$920,319	Committed
Connecting Housing to Infrastructure	\$413,800	Committed
Total	\$ 39,130,733	

Thank you for your consideration and please contact Joshua Ollinger at 360.993.9591 or jollinger@vhausa.com with any questions regarding the project.